



Main Street, Leicester, LE6 0JG

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£375,000

- FREEHOLD COMMERCIAL/RESIDENTIAL INVESTMENT
- GROUND FLOOR COMMERCIAL PREMISES, FORMER PHARMACY AND SHOP, CLASS E (FORMERLY A1)
- SELF CONTAINED FIRST FLOOR 1 BEDROOM FLAT WITH LOUNGE, KITCHEN, DOUBLE BEDROOM AND BATHROOM
- COMMERCIAL EPC 52 - C
- VILLAGE CENTRE LOCATION ON THE MAIN STREET
- GREAT POTENTIAL FOR OTHER USES , INCLUDING RESIDENTIAL REDEVELOPMENT, SUBJECT TO SUITABLE CONSENTS
- PAVED FRONTAGE WITH STEPS AND RAMP, REAR COURTYARD GARDEN AREA

Description

FREEHOLD COMMERCIAL/RESIDENTIAL INVESTMENT OPPORTUNITY.

Situated in the heart of this very popular Leicestershire village on the main street, this freehold property, which was the former village Pharmacy, offers great potential for a variety of uses, subject to suitable consents or even redeveloped into full residential use. It comprises a main shop area with large counter leading to the back room/prep area, Consultation room, rear hall with w.c. off, large kitchen and separate office.

There is a self contained first floor flat comprising hall, landing, lounge, kitchen, double bedroom and bathroom.

To the front is a paved entrance area with ramp and steps and to the rear is a courtyard garden area.

Accommodation

Approx: 1800ft²

Services

Connected to: Gas, electricity, water, drainage.

EPC

EPC: 52 - C

Tenure

Freehold, with vacant possession

Business Rates

Rateable Value: £10,250

Council Tax

Band A

Legal Costs

Each party is to cover their own legal costs.

Viewing

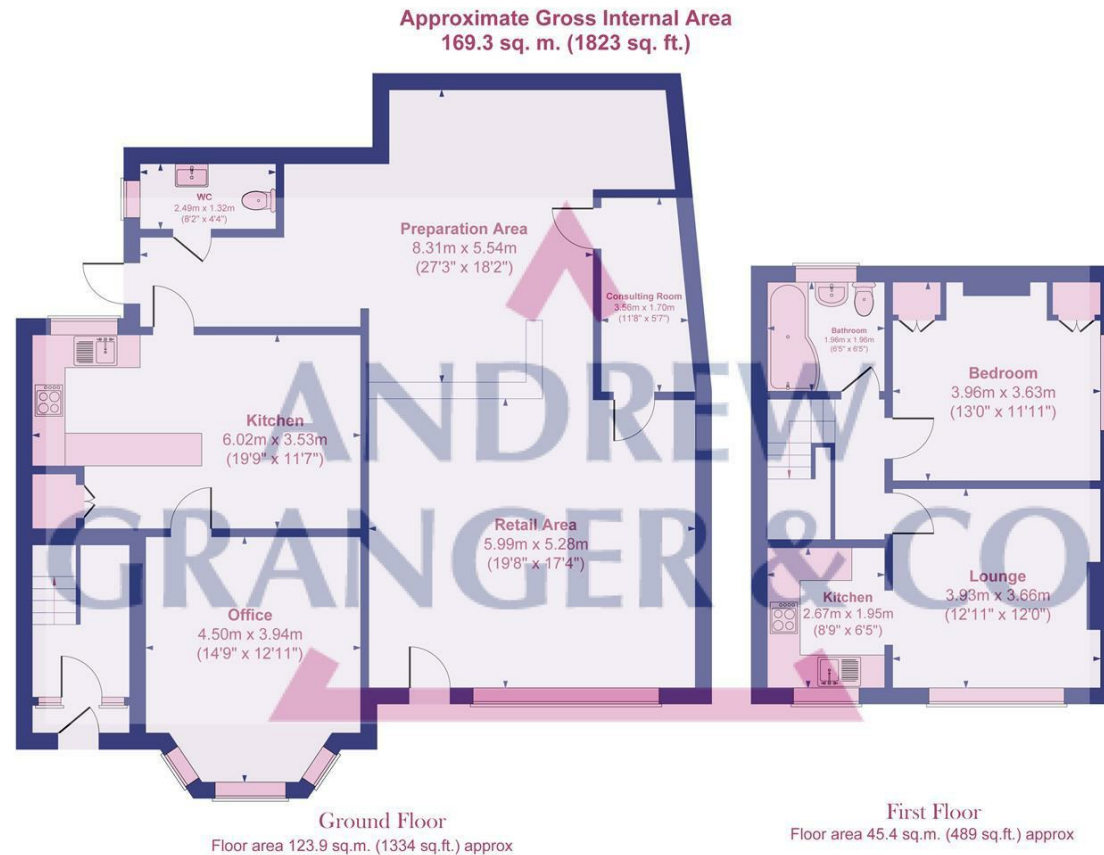
To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2).

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk